



**GRAND COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
308 Byers Ave • P.O. Box 238 / 239 • Hot Sulphur Springs • Colorado • 80451

## **Contractor Registration Program**

### **Contractor - \$75.00**

This registration shall entitle the holder to contract to erect, construct, reconstruct, remodel, enlarge, alter, repair, move, improve, convert, demolish or equip any type of size of structure permitted by the International Building Codes.

### **Homeowner/Builder**

Any person as defined herein (IRC Section R202), (IBC, IPC, IMC, IFGC Section 202) who qualify as homeowner/builders in accordance with (IRC Section R202), (IBC, IPC, IMC, IFGC Section 202) shall be exempt from these regulations and required to execute a property owner affidavit of contractor license. See restriction on page 3.

No contractor shall hire, employ, contract with or engage another person to perform any construction work unless the person so hired, employed, contracted with or engaged to perform construction work shall be registered as provided in this section.

Permits will be issued only to registered contractors or their authorized representatives.

A contractor shall be responsible for all work included under the scope of the contractor's registration whether or not such work is done by the contractor directly or by a sub-contractor which is exempt pursuant to this section.

It shall be the duty of any plumbing contractor applicant to furnish copies of State contractor's license and master's license and send updates as new State licenses are issued or if licensed tradespersons are replaced. No permits for plumbing work may be issued to any applicant unless such State license is properly verified and registered.

It shall be unlawful to perform work which is not authorized under the scope or limits of work for which such registration is issued.

### **Insurance Requirements**

Prior to issuance of a contractor's registration, the contractor shall file with Grand County Department of Community Development a certificate of liability insurance and worker's compensation insurance or a worker's compensation waiver. Grand County must be listed as Certificate Holder on the Certificate. This applies to both liability and worker's compensation. The insurance certificate must be signed by an agent of an insurance company stating that the policy or policies required by this section have been issued to the contractor. The policy or policies shall state the name of the company, effective date of such policies and the expiration date of policy or policies. Each policy of insurance shall contain an endorsement to the effect that the insurance carrier shall notify Grand County Department of Community Development of the effective date of a reduction or cancellation of the policy. The cancellation or reduction of insurance below the required amount of coverage

shall be cause for automatic suspension of the contractor's registration until coverage is reinstated. All policies shall be kept in effect for the period of the registration.

Single occurrence liability insurance shall be required for all registered contractors in the amount of \$1,000,000.00.

### **Expiration of Contractors Registration**

All contractor's registrations shall expire annually, each calendar year, unless otherwise provided. No permits may be obtained, nor may work already under permit be continued until contractor's annual registration occurs.

### **Registration Suspension and Revocation**

The Building Official may issue written notice to any registered contractor to show cause why their registration should not be suspended or revoked and require such contractor to appear before the Board of Appeals for hearing of the complaint of the Building Official. Towns will have the right to revoke registrations for other related situations such as failure to comply with right-of-way permit requirements, grading permit requirements and/or utility standards, etc. Revocation of a registration is permissible for failure to pay or for any outstanding fees. At the hearing before the Board of Appeals, the contractor shall have the right to present the case by oral and documentary evidence, to submit rebuttal evidence, and to conduct such cross-examination as may be required for a full and true disclosure of facts. Contractors and homeowners not abiding by registration or applicable affidavit requirements will be issued a STOP WORK ORDER on the project until compliance is met. Suspension or revocation of a contractor's registration shall not be construed to release the contractor from liabilities and obligations of completing his contract, during the period prior to the hearing before the Board of Appeals; the contractor shall not be allowed to submit an application for any other projects.

The Board of Appeals, after review of the evidence presented, shall have the power to suspend or revoke contractor's registration for good cause shown. Good cause includes, but is not limited to the following:

1. Violating any provisions of the Adopted Building Code including any codes which are adopted by reference.
2. Failure to comply with any lawful order of the Building Official or any other authorized representative of the Department of Community Development pertaining to the administration of the Building Code and those codes adopted by reference.
3. Using a contractors' registration to obtain a permit required under this code for any other person, corporation or legal entity.
4. Failure to reveal any material fact in the application for a contractor's registration or permit or the supplying of information which is untrue or misleading as to any material fact in the application for a contractor's registration or permit.
5. Failure to obtain a proper permit for any work for which a permit is required.

The Board of Appeals may reinstate a registration for any contractor whose registration has been suspended or revoked, provided a majority of the Board votes in favor of such reinstatement for such reason as the Board may deem sufficient in such case where the contractor's registration has been suspended or revoked and the contractor is petitioning the Board for reinstatement, the petitioner shall follow the established policies for requesting such hearing and pay all applicable fees.

### **Definitions**

#### **CONTRACTOR**

A contractor is any person, firm, corporation, association or other organization or any combination thereof who erects, constructs, reconstructs, remodels, enlarges, alters, repairs, moves, improves, converts, demolishes or equips any building or structure or any part of a building or structure either on it's own property, or who supervises or advises on any such activity, or hires and pays sub-contractors.

## HOMEOWNER/BUILDER

A homeowner/builder is a property owner who elects to act as the contractor on their own residential dwelling. A homeowner/builder may obtain a permit on only one residential dwelling in a twenty four (24) month period with the intent of occupying the structure upon completion. Any person who builds two or more residences in Grand County in any twenty four (24) month period shall be deemed to be a contractor, who must then comply with Section R106(IRC) and Sections 106(IBC, IPC, IMC, IFGC). This section also allows the construction of buildings or structures accessory to a residential building, intended for the homeowner's own personal use and occupancy.

*AMENDED BY ADDING NEW SUBSECTIONS TO THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC), 2009 INTERNATIONAL BUILDING CODE (IBC), 2009 INTERNATIONAL PLUMBING CODE (IPC), 2009 INTERNATIONAL MECHANICAL CODE (IMC), 2009 INTERNATIONAL FUEL GAS CODE (IFGC) Sections R106 (IRC), 107 (IBC), 106 (IMC), 106 (IFGC)*